



HIBSER YAMAUCHI Architects, Inc.

April 2, 2021

Yancy Hawkins

Associate Superintendent and Chief Business Officer
San Mateo Union High School District
650 N. Delaware Street
San Mateo, CA 94401

Re: Architectural / Engineering Fee Proposal
Hillsdale High School Exterior Panel Encapsulation

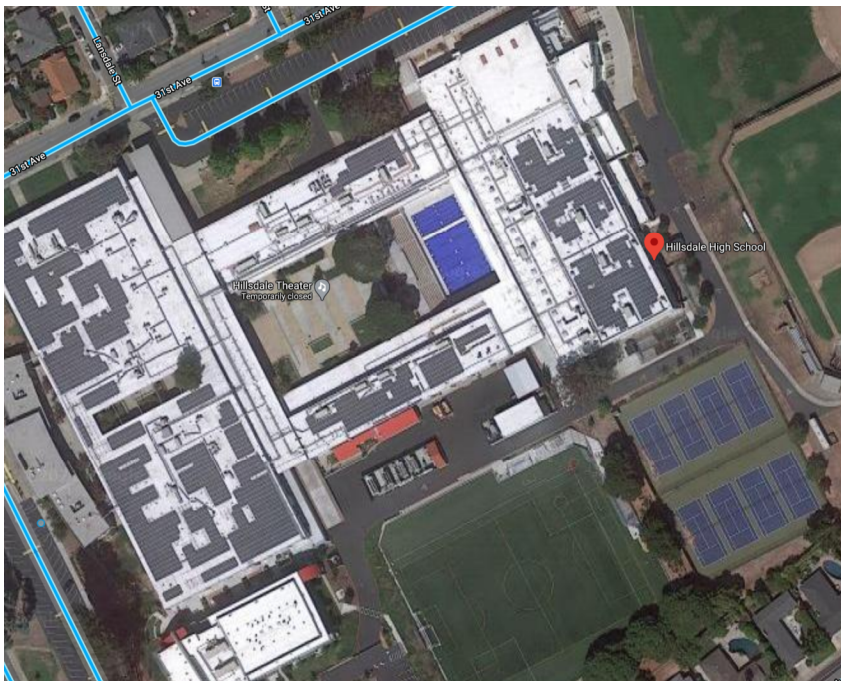
Dear Mr. Hawkins,

Thank you for considering HY Architects for this project to add exterior panels to Hillsdale High School to encapsulate the existing panels and provide additional insulation for the original buildings throughout the campus. This will be an exciting opportunity to change the appearance of the school while addressing both encapsulation and insulation needs. We truly appreciate this opportunity to work with SMUHSD. Per our recent conversations with Mikael Estrada and Todd Lee of Greystone West, we are submitting this proposal for Architectural and Engineering services for this exciting project.

PROJECT DESCRIPTION

Project Location:

The project is located in the Hillsdale High School at 3115 Del Monte Street, San Mateo.





Scope of Work:

The project will consist of providing a new exterior envelope over the existing panels including providing insulation at the original main buildings on the Hillsdale campus. Design will avoid impacting the existing panels and be developed to avoid triggering DSA structural upgrade requirements. The project will also include replacement of glazing at numerous locations and modifications to the glazed screen walls at the entries to the original quad.



Budget

The Construction Cost Budget is currently estimated to be approximately \$26,050,000.

Schedule and Phasing:

After receipt of the written approval of this Contract and the receipt of all required information, our work will be performed per the time durations indicated as summarized below. This schedule is predicated on receipt of all appropriate information from various parties in a timely fashion. Review times by various parties (i.e., DSA) can vary and may have an impact on this schedule. If the construction schedule exceeds the estimated time we may adjust this proposal to account for additional CA support and meetings.

In general, our preliminary schedule is as follows:

- Investigation & Schematic Design 12 weeks
- Design Development 8 weeks
- Construction Documents 12 weeks
- Agency Review 3 - 4 months (estimated)
- Bidding 4 weeks
- Construction 4 - 5 months (anticipated)

Budget

The project will be delivered using the design-bid-build method for bidding and construction.

SCOPE OF SERVICES

As we understand it, the following services are necessary to complete the project. This proposal is currently limited to those services and consultants identified below. Should services beyond what is listed below be necessary, we may adjust this proposal to account for that effort. If you would propose to utilize a different agreement than attached, that agreement will need to be coordinated with and apply to this proposal.

1. Architect's Basic Services



a. Schematic Design

- 1) Verify site conditions and develop drawings of exterior conditions of all buildings included in this project; review record documents; evaluate and analyze conditions and options for new panel system(s); develop design concepts, present and review options with District and construction managers.

b. Design Development

- 1) Present design options and solutions to school and District; develop options and installation requirements; prepare and present drawings and renderings showing the impact of the proposed solution(s) on the appearance of the campus.

c. Construction Documents

- 1) Preparation of complete construction documents for DSA submittal based on the approved design development drawings, including plans, exterior elevations, exterior wall sections, interior elevations, details, door and window schedules, finish and color schedules, and specifications.

d. Bidding

- 1) Assist SMUHSD in bidding of the project.

e. Construction Administration

- 1) Respond to RFIs, review submittals, and issue clarification documents where necessary to support construction activities.
- 2) On-Site Regular Meetings Maximum of 1 per week
- 3) Additional Site Visits 1 per week
- 4) Punch list Up to 5 punch lists
- 5) Back-punch/Final Walk 1

f. Closeout

- 1) Support collection of final documents required by for DSA and Contractual closeout.

2. Consultants

- a. Structural - Structural engineering for connections to existing window wall and structural systems. Calculations for DSA justification of anchorage and system weights. Construction support for conditions discovered.
- b. Electrical - Scope includes documenting of electrical, fire alarm, PA, and low voltage changes required to relocate devices to finished surface of new panel system.
- c. Cost Estimating - Preparation of cost estimates and schematic design and completion of design development for confirmation of District budget and scope requirements.
- d. Waterproofing - Review and consultant for waterproofing details of building envelope.

CLARIFICATIONS AND ASSUMPTIONS



1. This project will be constructed in a single phase.
2. This project will require one package for permitting and construction.
3. Existing plans and elevations are available for our use in the development of our drawings.
4. Design-phase meeting minutes will be completed by HY Architects.
5. Construction-phase meeting minutes will be completed by others.

EXCLUSIONS

1. Site topographic or utilities surveys
2. Destructive investigations or removal of finishes to verify existing conditions and attachments.
3. Hazardous materials investigations and consulting.
4. Instructional bulletins and / or change orders to the construction contract which require submittal to Agencies Having Jurisdiction and which were not caused as a result of our documents will be charged as an additional service.
5. ADA upgrades which may be required by the Agency Having Jurisdiction as a contingent to this project have not been identified and are therefore excluded.
6. Plan check and / or permit fees

PROJECT TEAM

The architectural and engineering team proposed for this project is:

1. Architect: Hibser Yamauchi Architects, Inc.
Lee Pollard, Principal
Nina Idzerda & Craig Durand, Project Managers
2. Structural Engineer: Hohbach-Lewin Structural Engineers
Dan Lewin, Structural Engineer
3. Electrical Engineer: WKM
Tiffany Kane
4. Cost Estimator: Javier Silva
5. Waterproofing: Allana Buick & Bers

PROPOSED FEE

For the above work we propose a Fixed Fee of \$ 1,591,000. This fee is broken down as follows:

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|------------------------------------|------------|
| Investigation and Schematic Design | \$ 334,110 |
| Design Development | \$ 254,560 |
| Construction Documents | \$ 556,850 |
| DSA Approval | \$ 79,550 |



Yancy Hawkins, San Mateo UHSD
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| | |
|-----------------------------|---------------------|
| Bid | \$ 31,820 |
| Construction Administration | \$ 318,200 |
| Closeout | \$ 15,910 |
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| Total Proposed Fee: | \$ 1,591,000 |

Our project schedule and fee is based on the scope of work as described above. For any additional scope of work beyond what is described above we may submit a contract modification prior to commencement of the addition scope of work.

I hope that this proposal meets with your expectations. If you have any additional questions, please do not hesitate to call. This proposal is valid for the next 60 days. We are available to begin work immediately upon receipt of your written approval. I look forward to working with you.

Sincerely yours,

A handwritten signature in blue ink that reads 'W. Lee Pollard'.

W. Lee Pollard, Principal